

Washington Department of Community, Trade & Economic Development

Consolidated Plan Community Outreach Summary Report

Prepared for:

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Economic Development

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I. INTRODUCTION

Background

To receive funding from the US Housing and Urban Development (HUD), the State of Washington is required to submit a five-year Consolidated Plan outlining how HUD resources will be distributed for housing and community revitalization priority activities. The state's Consolidated Plan must outline specific strategies for outlining HUD's program goals: decent housing; a suitable living environment; and expanded economic opportunity. It must also incorporate input from diverse community groups. To obtain this input, the State of Washington Department of Community, Trade and Economic Development (CTED) hosted five regional workshops in July, 2004. Over 100 community members and professionals from the community development and housing fields participated in the input process. Others provided written comments in lieu of attending the regional workshops. Feedback from all participants is summarized in the following pages.

Locations, and the number of registered participants at each event, included:

- ❖ Everett (15)
- ❖ Centralia (24)
- ❖ Yakama Nation / Toppenish (31)
- ❖ Brewster (14)
- ❖ Spokane (18)

Methodology

Regional workshops were advertised by CTED staff through letters, e-mails and advertisements in regional newspapers. Workshops were held from 1:00 to 4:00 in all five locations. Agenda topics included a description of the Consolidated Plan purposes and process, and an overview of existing housing and community development programs and funding levels. Background data were provided for both housing and community development. Following the staff / facilitator presentation, attendees were asked to participate in small breakout groups to evaluate a set of draft strategies and provide additional ideas for future use and targeting of housing and community development resources.

To facilitate input at the small group level, CTED created a series of focus area worksheets outlining various strategies for housing and community development topics. Focus area worksheets were divided into the following categories:

Housing:

- ❖ Housing Preservation and Rehabilitation
- ❖ Housing Development
- ❖ Housing Assistance
- ❖ Home Buyer Assistance

Community Development:

- ❖ Capacity Building / Planning
- ❖ Infrastructure / Public Facilities
- ❖ Community Facilities / Public Services
- ❖ Business Development / Employment

Each focus area included a list of preliminary strategy concepts developed by staff, based upon community development / housing trends and previous input from Washington communities and focus area stakeholders. Once each working group reviewed and updated its list of strategies¹, they were asked to provide an overview of their product to the entire audience. All participants were then given an opportunity to assign a priority level to each strategy by placing a colored dot next to each idea (red = high; blue = medium; yellow = low).

Voting results and additional feedback are summarized for each region in the following pages.



¹ In some cases, participant suggestions include acronyms. Rather than spelling out the meaning of each acronym, and altering the exact wording of the suggestion, all acronyms appearing in this summary report are defined in the appendix.

II. SUMMARY OF FEEDBACK

State-Wide

This section provides a two-part summary of common themes and priorities from a state-wide perspective. The first part (A) highlights state-wide priorities from among the initial strategies proposed by the state (based on participant voting), while the second (B) highlights common themes and / or variations on new strategy ideas proposed in more than one region. Individual region summaries are provided in subsequent sections.

(A) Feedback on Strategies Proposed by State

The following table combines voting totals from each of the five regions visited during the State of Washington Department of Community, Trade and Economic Development Consolidated Plan community workshops. While the voting process employed at workshops cannot be considered empirical, a number of strategies emerge as clear cut “winning ideas.” Strategies with a significant number of overall / high priority votes² are denoted in the table by a checkmark: (✓). These strategies appear to have been well-received across the state, and consequently, will likely be well-received if implemented. Top-ranked strategy concepts by topic include:

Housing

- ❖ Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.
- ❖ Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.
- ❖ Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children.

Community Development

- ❖ Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or provide necessary gap financing in low-income communities.
- ❖ Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- / moderate-income persons as identified / prioritized by rural local governments.
- ❖ Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.
- ❖ Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.

A large number of strategies appear to fall into a “second-tier” of voting, with a high number of “medium priority” votes or a high total number of votes. Other strategy ideas seem to have been less than eagerly received, as indicated by a low number of high, medium or overall total votes.

² Strategies with a checkmark received at least 24 “high priority” votes. High priority vote totals range from a low of zero, to a high of 36. The highest number of total votes received for any one strategy concept is 53. In the table, each strategy has been assigned a ranking based on a weighted score (3pts high, 2 med, 1 low). Rankings are provided for both Housing and Community Development, independently of one another.

HOUSING (8 STATE-PROPOSED STRATEGIES)

Focus: HOUSING PRESERVATION AND REHABILITATION	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
✓Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.	25	11	7	107 (2)
✓Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	31	3	2	101 (3)

Focus: HOUSING DEVELOPMENT	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	19	6	13	82 (6)
Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less).	17	6	13	79 (8)
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	15	14	10	83 (5)

Focus: HOUSING ASSISTANCE	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
✓Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children.	36	4	11	127 (1)
Strategy: Collaborate with other state agencies and local partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.	21	15	5	98 (4)

Focus: HOME BUYER ASSISTANCE	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	15	8	20	81 (7)

COMMUNITY DEVELOPMENT (14 STATE-PROPOSED STRATEGIES)

Focus: CAPACITY BUILDING / PLANNING	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs.	17	12	6	81 (9)
Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management and Office of Archaeology & History Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	15	6	16	73 (10)
Strategy: Continue to provide technical assistance to jurisdictions seeking funding and managing grant-funded projects, in coordination with other partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	21	9	10	91 (7)

Focus: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
✓Strategy: Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or provide necessary gap financing in low-income communities.	24	13	2	100 (5)
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	21	14	3	94 (6)
Strategy: Assess the need and appropriate fund allocation level for CDBG Imminent Threat Grant for emergency situations where there is a threat to public health and safety.	7	5	19	50 (14)
✓Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	25	13	6	107 (2)

FOCUS: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
✓Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	35	6	1	118 (1)
Strategy: Provide more technical assistance to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	10	23	10	86 (8)
Strategy: Seek other state, federal or local resources to replace CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty.	20	14	12	100 (5)

FOCUS: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL			WEIGHTED TOTAL (RANK)
	HIGH	MED	LOW	
Strategy: Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature's requirement that only 20% of CERB funds be used for grants.	11	11	10	65 (11)
✓Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.	27	9	3	102 (3)
Strategy: Set aside a pool of CDBG monies to be used for economic development feasibility studies	7	7	26	61 (12)
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes.	14	9	9	55 (13)

(B) New or Amended Strategy Proposals

Several common themes and/or suggestions were raised during the various regional meetings. The ideas presented below are either new, or amended versions of state-proposed strategies.

Housing

- ❖ Target resources to effort that maintain or increase affordable housing.
- ❖ Increase resources available for case management.
- ❖ Consider using the greater of state or county median income levels to increase eligibility for various housing programs.
- ❖ Streamline and / or merge Housing Trust Fund and Home application processes.
- ❖ Make a concerted effort to increase housing options for special needs populations.
- ❖ Provide housing assistance to ex-offenders.
- ❖ Do not replace CDBG Public Service grants unless new source is stable/sustainable.
- ❖ Enhance energy program funding and other resources (e.g. Energy Matchmaker, Weatherization Program).
- ❖ Manage funds “holistically,” providing a continuum of care for all stages of housing needs.

Community Development

- ❖ Provide technical assistance in a comprehensive, sustained fashion to help small communities plan for, develop, and sustain critical community infrastructure.
- ❖ Don’t penalize jurisdictions that plan ahead (i.e. do not simply fund “emergency” situations, provide support to proactive communities).
- ❖ Support efforts that coordinate service delivery, or advance regional priorities.
- ❖ Increase resources allocated to understaffed /small / rural communities. Specific assistance needed to “package” proposals, develop financing plans, administer grants and generally plan for the future.
- ❖ Focus resources on projects / initiatives that link housing, job creation and community livability.

Additional strategy ideas proposed at individual regional meetings are provided following the vote summary each specific region.

Everett (July 7)

The following table indicates the priority level participants assigned to various strategy ideas at the Everett (15 participants signed-in, 8 voters) regional meeting. Underlined text indicates changes to staff-generated strategy ideas. Italicized text indicates new ideas proposed by participants.

HOUSING			
Focus: HOUSING PRESERVATION AND REHABILITATION	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Fund and promote investment in home energy conservation, other sustainable building practices and rehabilitation to preserve affordable housing and conserve local and state resources.			
Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings <u>and single-family structures used as rental units.</u>	5	3	0
Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	5	0	0
Strategy: <i>Increase funding for weatherization (matchmakers) programs.</i>	6	2	0
Strategy: <i>Increase funding for acquisition of existing housing for affordable homeownership or ownership by non-profits to be used as rental housing. (preserving structure)</i>	6	2	0
Focus: HOUSING DEVELOPMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Increase investment in underserved areas and target populations.			
Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	3	1	0

Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less).	3	2	2
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	0	3	2
Strategy: <i>Preserve affordability of homeownership or enabling non-profit ownership for rental housing.</i>	6	0	0

Focus: HOUSING ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Reduce the housing cost burden of low-income and special needs populations and help people who are homeless achieve stable, affordable housing.			
Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children, <u>and offenders with special needs</u> .	7	0	0
Strategy: Collaborate with other state agencies and local partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.	6	0	0
Strategy: <i>Encourage TBRA vouchers to properties owned by non-profits.</i>	3	2	1

Focus: HOME BUYER ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Create a specialized program for Homeownership that incorporates the unique criteria and features of homeownership to position the Department of Community, Trade and Economic Development (CTED) to be a statewide partner in homeownership opportunities for people at or below 80 percent of the area median income.			

Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	3	2	0
Strategy: <i>Coordinate WITH WSHFC and Fannie Mae to better leverage funding for a homeowner ship program.</i>	3	1	0
Strategy: <i>Partner with WSHFB to use and monitor ADDI funds.</i>	1	0	1
Strategy: <i>Prioritize homeownership that remains affordable for future homeowners (same unit).</i>	6	0	0
Strategy: <i>Encourage homeownership for populations with special needs (i.e. DD population).</i>	4	0	2

COMMUNITY DEVELOPMENT

FOCUS: CAPACITY BUILDING / PLANNING	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs.	4	0	0
Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management and Office of Archaeology & History Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	0	0	0
Strategy: Continue to provide technical assistance to jurisdictions seeking funding and managing grant-funded projects, in coordination with other funding partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	4	0	0
Strategy: <i>Develop education and awareness process for policy makers and other decision makers.</i>	3	4	0
Strategy: <i>Promote comprehensive, coordinated planning with housing authorities, government, CAP's, non-profit, faith-based, and others interested in developing local solutions.</i>	0	6	1

FOCUS: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or provide necessary gap financing in low-income communities.	1	0	1
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	3	0	0
Strategy: Assess the need and appropriate fund allocation level for CDBG Imminent Threat Grant for emergency situations where there is a threat to public health and safety.	0	0	0
Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	5	3	0

FOCUS: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	0	0	1
Strategy: Provide more technical assistance to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	1	2	0
Strategy: Seek other stable state, federal or local resources to replace CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty.	2	0	0
Strategy: <i>Provide grant assistance for transitional housing for special needs populations (homeless, mentally ill, single women, veterans, clean & sober housing, youth, etc.).</i>	9	1	0
Strategy: <i>see above – also needed for offender populations.</i>	6	0	0

FOCUS: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: <u>(Fix wording)</u> Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature's requirement that only 20% of CERB funds be used for grants.	1	0	2
Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.	1	0	0
Strategy: Set aside a pool of CDBG monies to be used for economic development feasibility studies.	0	0	4
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes.	0	1	1
Strategy: <i>Develop energy conservation program for "Public Service" organization (i.e. individual facilities to reduce operating costs) Select via feasibility studies / organizational applications – partnership with utilities</i>	8	1	0
Strategy: <i>Match utility low income WX funding.</i>	8	1	0

ADDITIONAL COMMENTS

Community Development

- ❖ Identify ways to tie together economic development / jobs, housing and general community services.

Centralia (July 8)

The following table indicates the priority level participants assigned to various strategy ideas at the Centralia (24 participants signed-in, 18 voters) regional meeting. Red text indicates changes to staff-generated strategy ideas. Underlined text indicates changes to staff-generated strategy ideas. Italicized text indicates new ideas proposed by participants.

HOUSING			
Focus: HOUSING PRESERVATION AND REHABILITATION		PRIORITY LEVEL	
	HIGH	MED	LOW
Objective: Fund and promote investment in home energy conservation, other sustainable building practices and rehabilitation to preserve affordable housing and conserve local and state resources.			
Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.	2	5	5
Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	9	1	0
Strategy: <i>Explore funding source for HRRP (other than HTF) that would achieve simpler administration of program and will help families access equity in homes.</i>	12	0	0
Strategy: <i>Work with stakeholders and advocates to increase resources or identify other sources.</i>	8	4	2
Strategy: <i>Preserve SF housing stock by providing rehab dollars with homebuyer assistance.</i>	13	2	3
Focus: HOUSING DEVELOPMENT		PRIORITY LEVEL	
	HIGH	MED	LOW
Objective: Increase investment in underserved areas and target populations.			

Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	9	0	0
Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less).	1	3	4
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	2	1	3
Strategy: <i>CTED should maintain flexibility of funding source based on applicants capacity.</i>	11	1	0
Strategy: <i>Non-participating jurisdictions should receive 30% plus HOME set-aside for rental housing.</i>	8	1	0
Strategy: <i>Streamline housing application process and/or provide adequate T.A. & ability to retain consultant services.</i>	9	2	0
Strategy: <i>Give priority to projects serving HH's with incomes \leq 30% AMI.</i>	6	1	5

Focus: HOUSING ASSISTANCE	Priority Level		
	High	Med	Low
Objective: Reduce the housing cost burden of low-income and special needs populations and help people who are homeless achieve stable, affordable housing.			
Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children, <u>ex-offenders</u> .	17	0	0
Strategy: Collaborate with other state agencies and local partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.	9	5	1
Strategy: <i>Prioritize TBRA to serve HH's \leq 30% AMI as well as increasing dollars to TBRA.</i>	5	3	4
Strategy: <i>Increase TBRA to amount allocated to homeownership.</i>	5	5	1
Strategy: <i>Use full 15% of CDBG for public services (associated with housing services).</i>	17	0	0

FOCUS: HOME BUYER ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Create a specialized program for Homeownership that incorporates the unique criteria and features of homeownership to position the Department of Community, Trade and Economic Development (CTED) to be a statewide partner in homeownership opportunities for people at or below 80 percent of the area median income.			
Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	5	4	1
Strategy: <i>Need to look at housing needs data and allocate sources rationally between renters and homeowners.</i>	2	5	5
Strategy: <i>Coordinate better with WSHFC & Fannie Mae to better identify resources for homeownership.</i>	10	2	1
Strategy: <i>Require long-term affordability for units funded for homeownership [subsidy retention model].</i>	5	7	3

COMMUNITY DEVELOPMENT

FOCUS: CAPACITY BUILDING / PLANNING	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs.	6	4	0
Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management and Office of Archaeology & History Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	6	0	1
Strategy: Continue to provide technical assistance to jurisdictions seeking funding and managing grant-funded projects, in coordination with other funding partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	7	1	0

Strategy: <i>Provide technical assistance in a comprehensive, sustained fashion to help small communities plan for, develop, and sustain critical community infrastructure (i.e. physical, social anchors).</i>	16	0	0
Strategy: <i>Invest in community rehabilitation planning grants by providing staff or “virtual” staff resources to understaffed communities.</i>	7	4	0
Strategy: <i>Leadership training/Empower Communities. More symposium opportunities.</i>	4	4	5

FOCUS: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or provide necessary gap financing in low-income communities.	4	6	0
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	11	3	0
Strategy: Assess the need and appropriate fund allocation level for CDBG Imminent Threat Grant funding for emergency situations where there is a threat to public health and safety.	2	0	11
Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	4	6	1
Strategy: <i>Conversion of existing but outdated infrastructure for profitable use, e.g. add elevators, sprinklers, ADA features.</i>	3	7	3

FOCUS: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	16	1	0

Strategy: Provide more technical assistance to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	1	6	6
Strategy: Seek other state, federal or local resources to replace CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty.	0	5	11

Focus: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature's requirement that only 20% of CERB funds be used for grants.	0	7	1
Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.	8	0	1
Strategy: Set aside a pool of CDBG monies to be used for economic development feasibility studies <u>(move to planning element)</u> .	0	0	4
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes.	3	3	1
Strategy: <i>Identify ways to tie economic development/jobs and housing & general community services together.</i>	14	2	0
Strategy: <i>Locally held workshops on tourism and downtown revitalization and marketing.</i>	6	3	2

Housing

Preservation

- ❖ Don't do any more set-asides in the Housing Trust Fund just to simplify the process. This proposed fund switch requires much more discussion with the advocacy community. The discussion must be taken outside of just the Weatherization Work Group. Must include all the HTF stakeholders – suggest the Policy Advisory Team.

- ❖ Look at the impact of taking more HTF funds for homeowner projects. Concerned that we are not prioritizing based on the HUD CHAS tables (need). HTF/HOME should serve primarily renters.
- ❖ Look at the community as a whole, not just the renters
- ❖ In Lewis County there is a lot of single family housing stock in disrepair. The county has quite a lot of Wx funds but can't use in Lewis County because the housing needs more repair.
- ❖ HOME funds require match, complicated for the contractors.

Development

- ❖ Use least restrictive money to match applicant capacity – then determine the funding source
- ❖ Streamline the HTF application process. Ensure adequate technical assistance to complete applications by retaining consultant services
- ❖ Very difficult to operate housing if targeted to < 30% AMI – hard to sustain the project. Give O&M preference to < 30% - set up so that these projects can get O&M.

Homebuyer Assistance

- ❖ WSHFC can use HOME for down payment assistance – no problem
- ❖ Go back to underlying needs data. What is the problem we are trying to solve? Prevent homelessness. With scarce funding it would be a mistake to allocate more than ADDI from the HOME funds for DPA. Same is true for HTF

Housing Assistance

- ❖ Don't use TBRA for Households that are earning more than 30% AMI. Increase the TBRA allocation. This is the most direct way of serving extremely low-income households. Use at least as much of HOME for TBRA as is going to HRRP.

Yakama Nation / Toppenish (July 13)

The following table indicates the priority level participants assigned to various strategy ideas at the Yakama Nation / Toppenish (31 participants signed-in, 18 voters) regional meeting.

Underlined text indicates changes to staff-generated strategy ideas. Italicized text indicates new ideas proposed by participants.

HOUSING			
FOCUS: HOUSING PRESERVATION AND REHABILITATION	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Fund and promote investment in home energy conservation, other sustainable building practices and rehabilitation to preserve affordable housing and conserve local and state resources.			
Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.	10	0	0
Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	13	0	0
Strategy: <i>Increase Energy Matchmakers to equal available match to ensure house affordability through energy conservation.</i>	10	3	0
Strategy: <i>Develop single, one-step process for application for homeowner rehab & SH group.</i>	7	3	1
FOCUS: HOUSING DEVELOPMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Increase investment in underserved areas and target populations.			
Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	0	1	12

Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less).	11	1	4
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	12	5	0
Strategy: <i>Provide funds for technical assistance such as planning & strategy development.</i>	6	5	0
Strategy: <i>Prioritize O&M funds for projects ≤ 30%.</i>	7	3	0
Strategy: <i>Streamline HTF/Home app. process with stakeholder input to reduce cost/effort.</i>	5	9	0
Strategy: <i>(CDBG/HSE Combo) Create a priority MCDBG for jurisdictions undertaking affordable housing development.</i>	5	5	0

Focus: Housing Assistance	Priority Level		
	High	Med	Low
Objective: Reduce the housing cost burden of low-income and special needs populations and help people who are homeless achieve stable, affordable housing.			
Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children.	2	1	10
Strategy: Collaborate with other state agencies and local partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.			
Strategy: <i>Identify resources for case management.</i>	15	0	0
Strategy: <i>If increase in amount for TBRA applicants, bring case management services to match TBRA.</i>	2	6	3
Strategy: <i>Increase TBRA only if new housing resources increase.</i>	2	1	8

Focus: HOME BUYER ASSISTANCE	Priority Level		
	HIGH	MED	LOW
Objective: Create a specialized program for Homeownership that incorporates the unique criteria and features of homeownership to position the Department of Community, Trade and Economic Development (CTED) to be a statewide partner in homeownership opportunities for people at or below 80 percent of the area median income <u>using a variety of funding sources.</u>			
Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	1	0	12

COMMUNITY DEVELOPMENT			
Focus: CAPACITY BUILDING / PLANNING	Priority Level		
	HIGH	MED	LOW
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs <u>(i.e. help with developing finance/grant “package”).</u>	5	4	5
Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management and Office of Archaeology & History Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	2	2	13
Strategy: Continue to provide technical assistance to jurisdictions seeking funding and managing grant-funded projects, in coordination with other funding partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	3	3	9
Strategy: <i>Provide longer-term “transitional” training to help communities continue to succeed following end of state/grant funding.</i>	2	2	9
Strategy: <i>Expand capacity building training and resources targeted to organizations (not just jurisdictions) utilizing locally-based disadvantaged businesses.</i>	2	3	9

FOCUS: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or provide necessary gap financing in low-income communities.	16	0	0
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	4	8	1
Strategy: Assess the need and appropriate fund allocation level for CDBG Imminent Threat Grant funding for emergency situations where there is a threat to public health and safety.	4	2	6
Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	14	1	0
Strategy: <i>Don't penalize jurisdictions that plan ahead or at least provide funding allocation for proactive activities.</i>	6	9	1

FOCUS: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	13	1	0
Strategy: Provide more technical assistance <u>(both CDBG staff & planning funds)</u> to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	5	11	0

Strategy: <u>Seek Leverage</u> other state <u>only if new \$\$ is from sustainable sources... don't want to risk losing more secure federal \$\$</u> , federal or local resources to <u>replace enhance additional</u> CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty.	14	3	1
Strategy: <i>Target public services to low and moderate income areas for youth and seniors.</i>	0	8	4
Strategy: <i>Support regional or multi-organizational efforts to create "one-stop shopping" facilities that deliver multiple services to target populations (i.e. low income, special needs, etc.).</i>	12	4	2

Focus: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature's requirement that only 20% of CERB funds be used for grants.	7	1	5
Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital <u>and technical assistance to borrowers</u> or that are willing to provide service to counties that are currently underserved.	12	4	1
Strategy: Set aside a pool of CDBG monies to be used for economic development feasibility studies.	4	4	9
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes <u>in support of regional plans that are inclusive of all sectors of the community.</u>	11	2	5

ADDITIONAL COMMENTS

Housing

Preservation

- ❖ Would there be a different application? Don't make us use the HTF application!
- ❖ Doesn't see a problem with more HOME funds going into multifamily. Using HOME is a bigger burden on HRRP projects than multifamily

- ❖ There are two different formats for CDBG and HOME for HRRP. HOME is limited and doesn't support all the rehab costs. The HTF application is not currently appropriate for homeowner rehab.
- ❖ Streamline the HRRP programs – create a rehab department
- ❖ Energy conservation is a major part of rehab using Energy Matchmakers. There is a limited pool of EMM. 500 families will not receive energy conservation due to reduced EMM (from last biennium)
- ❖ HOME and LIHTC do not mix. HTF could absorb HRRP.

Development

- ❖ The first strategy is more restrictive than it needs to be – don't limit to non P.J.s
- ❖ Targeting < 30% AMI is a good strategy
- ❖ Consider using HOME for Technical Assistance
- ❖ OK to use HOME statewide

Housing Assistance

- ❖ TBRA is a good program but found people not becoming self-sufficient unless there is case management that goes with the TBRA.
- ❖ It is not serving as a transitional program – must establish a case management program with TBRA, not just rent assistance
- ❖ Admin is very limited and is the only \$ that can be used for case management
- ❖ Suggest requiring a match for TBRA since there is a large demand. Bring services as a match
- ❖ Declined TBRA in past because it is just a Section 8 program without case mgt.
- ❖ Generally support TBRA but with scarce resources and high demands, need to see where funds are coming from (what is being reduced). More effective based on studies seen is to invest in housing units.
- ❖ Increase TBRA only if new housing resources increase.

Homebuyer Assistance

- ❖ Have ADDI for home buyer assistance
- ❖ Using HOME – doesn't it create the same problems that we are having with HRRP?
- ❖ Make the objective (separate Home Buyer Program) a strategy
- ❖ Where can we find outcomes of HRRP program? (CAPR)
- ❖ Prioritize preference in CDBG awards for jurisdictions effectively undertaking affordable or supportive housing development.

Community Development

- ❖ USDA/Rural Development Program has a very helpful regional staff person who works with us to develop local projects. We'd like more of this type of assistance from CDBG.

Brewster (July 14)

The following table indicates the priority level participants assigned to various strategy ideas at the Brewster (14 participants signed-in, 7 voters) regional meeting. Underlined text indicates changes to staff-generated strategy ideas. Italicized text indicates new ideas proposed by participants.

HOUSING			
FOCUS: HOUSING PRESERVATION AND REHABILITATION	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Fund and promote investment in home energy conservation, other sustainable building practices and rehabilitation to preserve affordable housing and conserve local and state resources.			
Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.	5	0	2
Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	2	1	2
Strategy: <i>Enhance partnerships with rural development's 504 rehab program and Housing Preservation program.</i>	0	1	2
Strategy: <i>Increase Energy Matchmaker program to fully leverage historically available utility matching \$\$.</i>	1	1	1
Strategy: <i>Change income eligibility to state or county median income, whichever is greater.</i>	3	1	0
Strategy: <i>Review and adjust income deductions to allow medical costs and childcare expenses.</i>	3	1	1

Focus: HOUSING DEVELOPMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Increase investment in underserved areas and target populations.			
Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	1	3	0
Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less), <i>based on a given community's need.</i>	0	3	1
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	1	0	5
Strategy: <i>Ensure continuum of income need is met.</i>	4	1	0
Strategy: <i>Change income eligibility per rehab focus.</i>	6	0	0
Strategy: <i>Develop a continuum of care system that helps(rewards)a greater number of people.</i>	5	0	0

Focus: HOUSING ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Reduce the housing cost burden of low-income and special needs populations and help people who are homeless achieve stable, affordable housing.			
Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children.	7	0	0
Strategy: Collaborate with other state agencies, <i>federal</i> and <i>local</i> partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.	1	2	2

Strategy: <i>Allow recipients to increase income > 50% AMT and reduce subsidy proportionately until -0- subsidy required.</i>	4	3	0
Strategy: <i>Encourage/strengthen communication among CTED divisions/programs and state agencies to identify services and housing links.</i>	2	2	2

FOCUS: HOME BUYER ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Create a specialized program for Homeownership that incorporates the unique criteria and features of homeownership to position the Department of Community, Trade and Economic Development (CTED) to be a statewide partner in homeownership opportunities for people at or below 80 percent of the area median income.	2	3	0
Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	5	1	0
Strategy: <i>Partner with rural development wherever possible for DPA.</i>	0	1	3
Strategy: <i>Create set-aside strategy for H.O. program.</i>	0	1	3
Strategy: <i>Encourage programs that ensure perpetual affordability when ownership changes (e.g. long term retention, land trusts).</i>	4	1	2

COMMUNITY DEVELOPMENT			
FOCUS: CAPACITY BUILDING / PLANNING	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs.	2	1	0

Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management <u>(where applicable)</u> and Office of Archaeology & Historic Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	0	2	2
Strategy: Continue to provide technical assistance to jurisdictions <u>in project development</u> , seeking funding and managing grant-funded projects, in coordination with other funding partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	4	2	1
Strategy: Promote and expand technical training & capacity building activities in under-staffed communities in project development and management.	5	1	0
Strategy: Offer a letter to applicants that were not funded to document project is a good project but funding is not available.	1	1	2

FOCUS: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Maintain CDBG upper grant limits for local priority projects that <u>(1)</u> address public health and safety issues or <u>(2)</u> provide necessary gap financing in <u>[low-income communities]</u> .	0	4	0
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	1	1	2
Strategy: Assess the need, <u>flexibility</u> , and appropriate fund allocation level for CDBG Imminent Threat Grant funding for emergency situations where there is a threat to public health and safety.	1	1	1
Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	2	2	1
Strategy: <i>Move community facilities/public services: Set aside a pool of money/resources specifically for projects that benefit low-income residents (US "Moderate" income).</i>	1	0	3

Focus: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	2	1	0
Strategy: Provide more technical assistance to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	2	2	0
Strategy: Seek other state, federal or local resources to replace CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty. <u>Sure, as long as new funding is secured before dropping CDBG dollars, and comes from stable source.</u>	4	0	0
Strategy: <i>Ensure rural caps continue to receive funding/resource assistance even though “persons served” ratio is likely to be/remain low.</i>	3	0	0

Focus: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature’s requirement that only 20% of CERB funds be used for grants.	2	1	0
Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.	3	2	0
Strategy: Set aside a pool of CDBG monies to be used for economic development feasibility studies. <u>(could be one portion of planning only grant)</u>	0	1	2
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes. <u>(Measure basis should not penalize rural areas (suggest based on %)).</u>	0	2	1

ADDITIONAL COMMENTS

Housing

Preservation

- ❖ The fund switch would be a great boon to Okanogan. Definitely more flexible if use HTF instead of HOME
- ❖ Want it NOT to be required that Wx is always attached to HRRP – some homes don't need it.
- ❖ CDBG funds are great because they don't have all the requirements that HOME funds do (HQS, etc.)
- ❖ Will HTF allow a higher per unit subsidy?
- ❖ Want to work with stakeholders to refine the details, design the program but start with the general policy first.
- ❖ The \$25,000 per unit cap is an issue (restrictive).
- ❖ Area median income calculations put rural areas at a disadvantage. Use statewide AMI instead so rural households could be allowed a higher income to be eligible for programs. 80% in Okanogan is most likely like 50% in King. Current system leaves out folks who are most likely to succeed.
- ❖ Consider allowing income deductions for childcare and medical.

Development

- ❖ 30% AMI a real problem. Can't get people to qualify for assistance.
- ❖ Try to serve a continuum of income. Not just the extremely low.

Housing Assistance

- ❖ Once hit 50% under TBRA can't help households anymore. Need to graduate them off assistance. It punishes people who are making a positive change. Rarely does anyone hit 80% AMI before they get to 0 assistance.
- ❖ Need help with housing statistics and data
- ❖ Funds tied to TBRA are staff intensive
- ❖ Section 8 supplements TBRA. Don't have funds to pay for other services that are needed to transition people off TBRA dependency.
- ❖ Create annual forum for agencies to share and communicate (services provision). Take advantage of Internet.
- ❖ Use interagency coordinating council and economic development network as models.

Home Buyer

- ❖ Appreciate not having HOME \$ for DPA.
- ❖ Include Rural Development as partner – also for land trusts

- ❖ Need to be able to target as discussed earlier – continuum of income
- ❖ Develop strategy for separate fund source even if it is small (separate application, etc)
- ❖ Encourage perpetual affordability of projects (not just revolving fund)

Community Development

- ❖ There's a need for regional resource coordinators (agency ombudsman) to coordinate uses of economic and community development funds.
- ❖ Re-examine the impacts of linked deposits legislations, as a means of developing other resources (such as for local revolving funds). State \$ matched by CDFI.
- ❖ Don't penalize non-GMA counties in evaluation of CDBG applications.
- ❖ Thank you for scheduling a meeting up north.

Spokane (July 15)

The following table indicates the priority level participants assigned to various strategy ideas at the Spokane (18 participants signed-in, 11 voters) regional meeting. Underlined text indicates changes to staff-generated strategy ideas. Italicized text indicates new ideas proposed by participants.

HOUSING			
Focus: HOUSING PRESERVATION AND REHABILITATION	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Fund and promote investment in home energy conservation, other sustainable building practices and rehabilitation to preserve affordable housing and conserve local and state resources.			
Strategy: Invest Housing Trust Fund resources in the Home Repair and Rehabilitation Program, in lieu of HOME dollars, to provide emergency repair, energy efficiency, health and safety improvements, minor, moderate and substantial rehabilitation on single-family, owner-occupied dwellings.	3	3	0
Strategy: Improve coordination and communication between the Housing division and the Community Development Block Grant (CDBG) housing funds.	7	1	0
Strategy: <i>Increase the funding available for EM (Energy Matchmakers) to equal leveraged funds.</i>	0	5	0
Strategy: <i>Use EM overmatch for home repair/rehab.</i>	3	2	2
Focus: HOUSING DEVELOPMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Increase investment in underserved areas and target populations.			
Strategy: Prioritize the allocation of HOME Rental Housing resources to those areas of the state that do not receive other allocations of HOME funds.	6	1	1

Strategy: Target HOME investments to serve households with the lowest income (e.g. earning 30 percent of the area median income or less).... <i>which will result in a net increase in non PJs</i>	2	3	1
Strategy: Increase the availability of safe, affordable housing for migrant and seasonal farm workers and their families.	0	5	0
Strategy: <i>Ensure that if more HOME \$ go to non PJs they do not lose opportunity for tax exemption or to receive O+M (local 2060 or state).</i>	1	4	2

Focus: HOUSING ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
Objective: Reduce the housing cost burden of low-income and special needs populations and help people who are homeless achieve stable, affordable housing.			
Strategy: Increase the investment of HOME resources in Tenant Based Rental Assistance to provide rental assistance to the following targeted groups: foster children in transition, ages 18-21; special needs population; farm workers who are seeking permanent year round rental housing; households transitioning to self-sufficiency; pregnant or parenting youth; homeless families with children.	3	3	1
Strategy: Collaborate with other state agencies and local partners to increase the opportunities of homeless families and individuals to access housing related services so they can achieve stable, affordable housing.	5	1	0

Focus: HOME BUYER ASSISTANCE	PRIORITY LEVEL		
	HIGH	MED	LOW
<u>Objective: [Strategy]</u> Create a specialized program for Homeownership that incorporates the unique criteria and features of homeownership to position the Department of Community, Trade and Economic Development (CTED) to be a statewide partner in homeownership opportunities for people at or below 80 percent of the area median income.	4	2	1

Strategy: Identify funding sources, including HOME and American Dream Down payment Initiative (ADDI), to create homeownership opportunities for income levels traditionally unable to afford homeownership, in areas not served by local HOME and ADDI participating jurisdictions.	1	1	7
Strategy: <i>State facilitate increased financing for manufactured housing (more affordable).</i>	5	5	1

COMMUNITY DEVELOPMENT

FOCUS: CAPACITY BUILDING / PLANNING	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Promote opportunities to leverage and coordinate planning and local capital project funding with other funding programs.	0	3	1
Strategy: Improve the coordination between the CDBG Planning-Only Grant, Growth Management and Office of Archaeology & History <u>Historic</u> Preservation programs, to support the protection and enhancement of cultural and historic resources and land use.	3	2	0
Strategy: Continue to provide technical assistance to jurisdictions seeking <u>project development</u> funding and managing grant-funded projects, in coordination with other funding partners, to help the jurisdictions be successful in completing their projects in a way that is affordable for the citizens.	3	3	0

FOCUS: INFRASTRUCTURE / PUBLIC FACILITIES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Maintain CDBG upper grant limits for local priority projects that address public health and safety issues or (<u>provide necessary gap financing</u>) in low-income communities.	3	3	1
Strategy: Provide funding to upgrade water and sewer systems to protect public health and the environment in support of state and federal regulatory objectives.	2	2	0

Strategy: Assess the need and appropriate fund allocation level for CDBG Imminent Threat Grant funding for emergency situations where there is a threat to public health and safety.	0	2	1
Strategy: Provide flexible and responsive grant and technical assistance for the wide variety of emerging community development needs that benefit low- and moderate-income persons as identified and prioritized by rural local governments.	0	1	4
Strategy: <i>Increase grant per household cap for assessment projects.</i>	4	2	0
Strategy: <i>Provide funding for water or sewer systems improvements for economic development/job creation.</i>	2	3	0
Strategy: <i>Provide general purpose grants more often than once per year.</i>	3	0	2

FOCUS: COMMUNITY FACILITIES / PUBLIC SERVICES	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Continue to provide grant assistance through eligible local governments to partner agencies/organizations that provide essential and locally prioritized public services to low- and moderate-income persons.	4	3	0
Strategy: Provide more technical assistance to support successful collaborations between CDBG eligible local governments and partner agency/organization sub-recipients in the development and implementation of CDBG-funded projects.	1	3	4
Strategy: Seek other state, federal or local resources to replace CDBG Public Service Grants that currently supplement Community Services Block Grants awarded to community action agencies to address the causes and consequences of poverty.	0	6	0
Strategy: <i>Allow local governments to apply for CDBG more than once per year.</i>	4	1	2

FOCUS: BUSINESS DEVELOPMENT / EMPLOYMENT	PRIORITY LEVEL		
	HIGH	MED	LOW
Strategy: Identify and use other grant funds available to CTED and local economic development organizations for investment in local economic development projects to replace those which were reduced by the Legislature's requirement that only 20% of CERB funds be used for grants.	1	2	2
Strategy: Find sources of funds to invest in local economic development revolving loan funds that are short of capital or that are willing to provide service to counties that are currently underserved.	3	2	1
Strategy: Set aside a pool Make use of CDBG monies to be used for economic development feasibility studies <u>[an eligible use]</u> .	3	2	2
Strategy: Award additional funds (beyond current funding limits) to projects that encompass measurable regional economic development outcomes.	0	1	1
Strategy: <i>Give extra points for collaborative, regional projects with wider impact.</i>	0	5	1

ADDITIONAL COMMENTS

Housing

Preservation

- ❖ Is there a requirement for match for state fund like there is for federal? (Not exactly) because it is difficult to get a match for HOME funds (Lewiston)
- ❖ Don't get enough HOME funds to fund a full program (Whitman)
- ❖ How envision folding funds in with CDBG? How would you ensure that most jurisdictions would get equitably funded and with which resources?
- ❖ Will there be a net increase to multi counties (??)
- ❖ Does HOME cover all non-P.J.s (Steve says yes)
- ❖ Will there be alternative rehab standards (something between HQS and what CDBG uses)
- ❖ If organization to acquire and rehab under HOME where would energy conservation funding come from?
- ❖ There is no simple solution
- ❖ EMM needed – don't decrease next biennium like you did last biennium – went from \$11 to \$9 million. There is more match available than EMM funds.

Development

- ❖ HOME funds are more easily used in P.J.s and are good to use for special needs projects in P.J.s (city of Spokane)
- ❖ Could be pulling special needs projects from urban areas if HOME were targeted primarily to rural
- ❖ Need balance between serving rural and serving extremely low income. May need to consider more mixed income projects in order to succeed.
- ❖ <30% should be a priority but not a requirement for HOME multifamily
- ❖ Allocate 30% of HTF to rural areas AND give them more HOME in addition (so goes above 30%) since P.J.s get their own HOME allocation.
- ❖ Big question – if HOME funds are used in a project does that mean it does not qualify for tax exemption or O&M? (Do just HTF funds trigger these benefits?)

Housing Assistance

- ❖ TBRA is important but don't increase at the expense of other programs

Home Buyer

- ❖ Whitman is one of the least affordable for homebuyers
- ❖ Great idea to create a separate program/process for homeownership
- ❖ Banks have backed out of lending on manufactured housing
- ❖ \$10,000 or 6% of purchase price may not be enough from ADDI. May need to combine with HTF.

Community Development

- ❖ Define special circumstances / conditions which would justify exceeding public works CDBG limit (\$750,000) to go up to \$1,000,000.
- ❖ Consider loans as one way to exceed / stretch public works cap.
- ❖ Strategy #4 on I/PF is so broad that it's confusing – goal is to avoid lots of set-aside funds – may fit better under CB/P or being written.
- ❖ Is strategy #2 on CB/P a subset of strategy #1?

Appendix

List of Acronyms

CERB:	Community Economic Revitalization Board
TBRA:	Tenant Based Rental Assistance
WSHFC:	WA State Housing Finance Commission
DD:	Developmentally disabled
CAP's:	Community action programs
WX:	Weatherization
SF:	Single family
TA:	Technical assistance
HH:	Households
AMI:	Average median income
ADA:	Americans with Disabilities Act
EMM:	Energy Matchmakers
USDA/RD:	US Dept of Agriculture/Rural Development program
DPA:	Down payment assistance
HO:	Home ownership
O&M:	Operations & maintenance
HQS:	Housing Quality Standards
PJ.:	Participating jurisdictions

Correspondence

These pages were excluded for public distribution, to maintain the privacy of the contact information included.

Attendance Sheets

These pages were excluded for public distribution, to maintain the privacy of the contact information included.

New Staff-Generated Strategy Ideas

(BASED ON WORKSHOP INPUT)

HOUSING

1. Develop specific one-stop program/process to fund rehabilitation of homeowner occupied homes using both CDBG and HTF funds. Conduct stakeholder meetings to develop the process so that it is implemented by January 1, 2005.
2. Invest HOME funds that were previously used for HRRP to increase multi-family and TBRA.
3. Continue to invest HOME funds in both participating jurisdictions and non- participating jurisdictions. Assess capacity of project to determine type of fund source.
4. Provide higher percentage of state HOME investment in non- participating jurisdictions. projects than in participating jurisdiction projects with the result that non- participating jurisdictions get a greater share of the HOME resource.
5. Use the state median income to determine program eligibility in counties where the area median income is lower than the state's.
6. Require a service/case management "match" component for TBRA, which is a transitional housing program, in order to support program objective of self-sufficiency and transition to permanent, stable housing.
7. Create a separate homeownership application, process and program. Do not use HOME funds except ADDI for this.
8. Use HOME funds for Technical Assistance/Capacity Building so they can be more easily used by organizations in non participating jurisdictions.
9. Work with all projects for <30% AMI to determine if they need O&M funds and build O&M support into the project.